



AGENDA
HAYWARD PLANNING COMMISSION
777 B STREET, HAYWARD, CA 94541-5007
THURSDAY, November 6, 2003
(510) 583-4205

MEMBERS OF THE AUDIENCE WISHING TO ADDRESS THE PLANNING COMMISSION:

Obtain a speaker's identification card, fill in the requested information, and give the card to the Commission Secretary. The Secretary will give the card to the Commission Chair who will call on you when the item in which you are interested is being considered. When your name is called, walk to the rostrum, state your name and address for the record and proceed with your comments. Copies of reports are available from the Commission Secretary.

AGENDA

7:30 P.M. COUNCIL CHAMBERS REGULAR MEETING
ROLL CALL

SALUTE TO FLAG

PUBLIC COMMENT – NON AGENDA ITEMS *(The PUBLIC COMMENTS section provides an opportunity to address the Planning Commission on items not listed on the agenda. The Commission welcomes your comments and requests that speakers present their remarks in a respectful manner, within established time limits, and focus on issues which directly affect the City or are within the jurisdiction of the City. As the Commission is prohibited by State law from discussing items not listed on the agenda, your item will be taken under consideration and may be referred to staff).*

PUBLIC HEARING

1. **I. Use Permit Application No. PL-2003-0513** – Request to Allow a Residential Use on the Bottom Floor in the Central City Commercial Zoning District;

II. Tentative Tract Map 7487 No. PL- 2003-0515 – Request to Subdivide Property to Create 150 Residential Condominiums;

III. Amendments to the Downtown Design Plan - Request to Increase the Maximum Allowable Density From 65 to 108 Dwelling Units Per Acre

Walter Wang (Applicant/Owner) – The Project is Located at 22300 Foothill Boulevard

2. **Variance No. PL-2003-0477 – Rudolph Thomas (Applicant/Owner)** – Request to Allow a Carport With a 1-Foot Side Yard Setback Where 5-Feet is Required and a 3-Foot Setback From the Building Where 6-Feet is Required and for Exceptions to the B Street Special Design Streetcar District Requiring Parking to the Rear of the Front Building and an Architectural Design that Reflects the Early Character of B Street – The Project is Located at 412 B Street



Assistance will be provided to persons requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Persons needing accommodation should contact Debbie Nelson 48 hours in advance of the meeting at (510) 583-4205, or by using the TDD line for those with speech and hearing disabilities at (510) 247-3340.

3. **Planning Director's Referral of Modification of Use Permit No. PL-2003-0373 – Christian Vigilance Church (Applicant/Owner) - For an Existing Church – The Project is Located at 28767 Ruus Road**

ADDITIONAL MATTERS

4. Oral Report on Planning and Zoning Matters
5. Commissioners' Announcements, Referrals

APPROVAL OF MINUTES

- October 9, 2003

ADJOURNMENT

PLEASE TAKE NOTICE that if you file a lawsuit challenging any final decision on any public hearing item listed in this agenda, the issues in the lawsuit may be limited to the issues which were raised at the City's public hearing or presented in writing to the City Clerk at or before the public hearing. **PLEASE TAKE FURTHER NOTICE** that the City Council has adopted Resolution No. 87-181 C.S., which imposes the 90 day deadline set forth in Code of Civil Procedure section 1094.6 for filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure section 1094.5.